



**GRASSROOTS**  
REALTY GROUP

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**14 Antelope Lane  
Banff, Alberta**

**MLS # A2230449**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 915
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RTR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Discover why luxury living in Tatanga Ridge remains unparalleled. With over 2,400 sq.ft. of liveable space, the open floor plan with vaulted ceilings seamlessly integrates the great room, dining, and kitchen areas, creating a warm and inviting home. Breathtaking Bow Valley montain vistas are emphasized via large viewing windows on either end, infusing every corner of the home with natural light. 3 bedrooms, 3 bathrooms, spacious den, loft space, double garage with workshop area and exclusive Tatanga Ridge living located at the end of a no-through road remains one of Banff's most sought after locations. Viewings by appointment only, see remarks.